

End Bay For Lease

\$15./sq ft plus NNN costs

101 1601 Dunmore Road SE, Medicine Hat, AB



Position your business for success in this 3,214 sq ft end-bay commercial space located along high-traffic Dunmore Road. Offering excellent visibility and accessibility, this wide open layout provides exceptional flexibility for a variety of business types. Currently operating as retail, this space was previously home to a pub and a restaurant, making it well suited for continued retail use, hospitality, food service or other professional commercial uses. The open floor plan allows for easy customization, while the rear storage area and washroom add practical functionality. Plenty of street parking and first come first serve parking on the side.

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RE/MAX Medalta Real Estate
109,1235 Southview Dr SE
Medicine Hat, AB, T1B 4K3
403.526.1111



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Salient Facts

Size: 3,214 sq ft
Built: 1980
Average Utilities: \$645-\$870
Operating costs (2025) \$3.90/sq ft
(proportionate share of property taxes,
building insurance and common area
maintenance)
Monthly Rent:
Base Rent \$4,017.50
Est Op cost: \$1,044.55Total
Monthly \$5,062.05 plus gst
Possession: immediate
Legal Description:
Portion of Plan 1655HS, Block 33, Lot 1-3



Measurements are approximate

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PERMITTED USES 105

- (i) Financial Institutions
- (ii) Health Care Offices
- (iii) Offices
- (iv) Remote Work
- (v) Restaurants
- (vi) Retail and Consumer Services 7.1.3

DISCRETIONARY USES 106 107

- (i) Accessory Uses
- (ii) Animal Services
- (iii) Apartments
- (iv) Artist Studios
- (v) Attached Housing
- (vi) Backyard Suite
- (vii) Bars
- (viii) Business Support Services
- (ix) Clubs
- (x) Community Centres
- (xi) Community Food Service
- (xii) Community Shelter
- (xiii) Community Social Services
- (xiv) Cultural Facilities
- (xv) Day Care Facilities
- (xvi) Drive-Through Services
- (xvii) Duplex
- (xviii) Education Institutions
- (xix) Garages
- (xx) Garden Centres
- (xxi) Government Services
- (xxii) Home Business, Major
- (xxiii) Home Business, Minor



DISCRETIONARY USES 106 107 continued

- (xxiv) Hotels
- (xxv) Motor Vehicle Gas Stations
- (xxvi) Motor Vehicle Service Stations provided they legally existed on a Site as of January 1, 2022
- (xxvii) Multiple Unit Residential Development
- (xxviii) Parking Facilities
- (xxix) Places of Amusement
- (xxx) Recreation Facilities
- (xxxi) Secondary Suite
- (xxxii) Single Detached House provided they legally existed on a Site as of January 1, 2022
- (xxxiii) Temporary Vendors

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